

**City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES**

November 10, 2010

The Board of Adjustment held a special meeting in the Council Chambers at 6120 Broadway on Wednesday, November 10, 2010, at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr — Chair
Susan Wilson — Acting Chair
Thomas Sanders
Gregg Chislett

Members absent:

Hall Hammond, Alternate

Staff Members present:

Brian Chandler, Community Development Director
Nathan Lester, Building Official
Teresa Forsberg, Community Development Coordinator

The meeting was called to order by Mr. Orr at 5:30 p.m.

Mr. Sanders made a motion to approve the minutes from October 6, 2010, as submitted. Ms. Wilson seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Wilson, Sanders, Chislett

AGAINST: None

CASE NO. 2137 – 329 Normandy Ave.

Application of Anne Sullivan, owner, represented by John Hertz, architect, requesting variances on the property located at 329 Normandy Ave., CB 4024 BLK 136 LOT 18, zoned SF-B to provide 1) a 22' wide driveway within the front yard setback which exceeds the maximum 10' width permitted per code and 2) a 19' wide driveway approach curb cut which exceeds the maximum 12' width permitted per code.

Mr. Lester presented the case to the Board. Neither the applicant nor the applicant's representative was present. Mr. Chislett asked why a second parking pad is proposed. Mr. Orr asked if the current driveway is for vehicle access to the caretaker's residence. Ms. Wilson said yes. Mr. Orr wondered if the access to the rear of the house is difficult. Ms. Wilson asked staff if the resident and caretaker drive. Mr. Lester answered we don't know and thought the resident wants to park closer to the house. Mr. Orr stated he appreciated the revised site plan and its softening of the driveway approach, but he felt that front yards are not typically paved in the cottage district. Mr. Orr wondered if a ramp could be built at the home's rear entrance. Mr. Orr asked staff if a circular drive can be constructed in the front yard. Mr. Lester answered no, not at this property due to lot size. Mr. Sanders did not agree with the discussion item regarding adding an accessible ramp to the rear of the house

because it was not as easy of a solution as the applicant's proposal of front-yard access. Ms. Wilson wanted clarification on the proposed landscaping in the front yard. Mr. Orr asked for clarification in the proposed permeable pavers. Mr. Chandler stated that the applicant specified bricks and suggested that the Board make a specification request (if one was desired) in their motion. Ms. Wilson stated that they are sympathetic to the situation but wished the applicant was present to be heard and answer questions.

Ms. Wilson made a motion to approve continuance of Case No. 2137 to the December meeting of the Board of Adjustment to allow for applicant representation at the meeting. Mr. Chislett seconded the motion.

The motion was approved with the following vote:
FOR: Orr, Wilson, Sanders, Chislett
AGAINST: None

CASE NO. 2138 – 272 Halcyon Pl.

Application of Kelly Anderson, owner, requesting variances on the property located at 272 Halcyon Pl., CB 5572 BLK 18 LOT E 58 OF 12 & W 27 OF 13, zoned SF-A to provide 1) a front porch which encroaches the front yard setback that has a width of 31.6% of the overall front elevation instead of the minimum 50% width required per code, 2) a front porch encroachment of 9' 6" into the front yard setback instead of the maximum 4' encroachment permitted per code, 3) a 4' 9" overhang encroachment into the front yard setback instead of the maximum 2' permitted per code, and 4) a 2' 6" overhang encroachment into the side yard setback instead of the maximum 2' permitted per code.

Mr. Lester presented the case to the Board. Kelly Anderson, applicant and owner, was present to answer questions. Ms. Anderson discussed the issue of water leakage due to the home's lack of overhangs. She also stated she would like to create better curb appeal with her variance requests. Mr. Chislett asked the applicant what is neighbors' (to the west of her property) setback? Ms. Anderson said at least 15 feet. Mr. Sanders asked if all the houses on the street have a similar front yard setback. Ms. Anderson said yes. Ms. Wilson stated that she understands why the applicant is requesting the variances by looking at the submitted photos of the existing conditions.

Mr. Sanders made a motion to approve Case No. 2138 as submitted. Mr. Chislett seconded the motion.

The motion was approved with the following vote:
FOR: Orr, Wilson, Sanders, Chislett
AGAINST: None

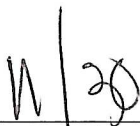
There being no further business, the meeting was adjourned at 5:50 p.m.

THE PROCEEDINGS OF THE BOARD OF ADJUSTMENT ARE ALSO RECORDED ON COMPACT. THESE MINUTES ARE THE OFFICIAL RECORD OF THE PROCEEDINGS CONTAINED HEREIN. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE

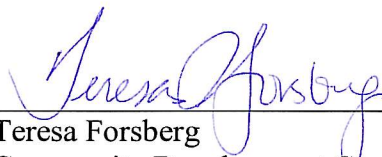
PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL EVIDENCE PRESENTED OR STATEMENTS MADE.



Bill Orr
Chair



Date Signed & Filed



Teresa Forsberg
Community Development Coordinator